

# Manistee City Planning Commission

MANISTEE CITY HALL  
70 MAPLE STREET  
P.O. BOX 358  
MANISTEE, MICHIGAN 49660

## Meeting Minutes

September 4, 1986

The Manistee City Planning Commission held its regular meeting on Thursday, September 4th, 1986 in City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:05 P.M. by Chairman Robert Mattice.

Members present: P. Erickson, J. Faher, D. Johnson, L. Laskey, W. Linke,  
R. Mattice, J. Swain, T. Slawinski, R. Yoder

Members absent: None

Others present: John Willett, Public Safety Director; W. Thomas Stege, City Engineer; Kurt Schindler, County Planning Director; Robert Lewis, City Manager; Donald Olszewski; Don Clinghan; Bonnie Campeau; Gerald J. Superczynski, City Assessor; Colleen Schindler; Tex Collins.

The meeting opened with a public hearing on a rezoning request from Donald Clingan of Clingan Roffing Company, to rezone a parcel of property at 128 Sibben Street, from R-3 Residential to C-1 Heavy Commercial District. The hearing closed at 7:12 P.M. and the regular meeting was opened.

Mattice asked members for their opinions on the rezoning request, most of which were in favor.

It was moved by Faher, supported by Slawinski, that we recomend to the City Council that the rezoning request by Mr. Clingan be approved. Motion carried, (8 for, 1 opposed)

Next, Johnson presented a site plan submitted by Andy Kott for the construction of another new home at 366 Eleventh Street. The plan was approved by the site plan review committee.

It was moved by Slawinski, supported by Swain, that the minutes of the meeting of August 7th be approved. Motion carried.

Next the noncompliance problem (camp ground) at Moonlite Motel was discussed. Willett spoke indicating that the only ordinance that he has to enforce, is the Chapter 91- Motor Coach Ordinance. In order for him to act, the city attorney would have to issue a complaint, which he would serve on the owners. He indicated that a few years back, the city council felt the ordinance should be updated. So, he & Jerry Superczynski and possibly others, drafted an amendment to the ordinance, however the council failed to approve it.

Johnson filled in those present on the subsequent background concerning the ordinance in relation to the current zoning ordinance. He indicated that about a year ago, the planning commission requested an opinion from City Attorney Jack Hart on the validity of the Chapter 91 Ordinance in light of the fact that there was a trailer/coach district ordinance on the books, and that Article XIV of the zoning ordinance concerning conflicting provisions and ordinances indicates that all conflicting ordinances are repealed.

Mattice asked about setting a clearly defined ordinance regarding camping, which would define campground, RV facilities. He also asked if we should set standards;

where they will be permitted and whether it should be by special permit. Stege stated that any standards we propose should use state standards for a basis, though our standards can be more strict. He also stated that any development should be a carefully controlled development rather than an uncontrolled development. Schindler indicated our main concerns should be buffering the areas and providing for them in the ordinance. Mattice asked Schindler if he would draft a proposed ordinance for us to consider. Erickson, Faher and Johnson will act as a committee concerning the matter.

Next, Don Olszewski of Voyagers Cove addressed the commission concerning our action last month denying approval of his proposed site plan. In regards to the crane and tractor, he indicated that he has leased the Century Boat building on Manistee Street, which he will be using for boat storage and that following the completion of his seawall and docks, the crane and tractor will be removed to the storage building area and will not be at the marina site. He presented a letter written by his architect, which had been requested by the commission at the July 3rd meeting. However, the commission found the letter unacceptable. The commission had asked for a sealed letter by the architect indicating that the needed changes on the plan would be made. However, the architect only stated that the additional handicapped space was recommended, not required and that our 200 sq. foot parking spaces would reduce the parking by 10% and since a graveled lot is being planned, people would be parking haphazardly anyway. Also, he stated that the smaller size space is being found to be functionally realistic due to the proliferation of more compact cars and is used when parking space maximization is a design constraint. No where in the letter did he indicate that the changes we previously noted on the site plan would be made.

In regards to his statement that four handicapped spaces are only recommended, Superczynski provided a copy of the Barrier Free Code which the city adopted, which states in section 316.3 that a lot containing 76 to 100 parking spaces, 4 handicapped spaces must be provided. Stege asked if other changes had been made to the property subsequent to the last building permit issued and the submission of the current site plan and were these changes shown on the site plan submitted. Olszewski indicated that some changes had been made and that they were not on the site plan submitted. Stege indicated that he felt that a site plan being submitted should show what is currently on the site as well as what is proposed. Members of the commission concurred. Mr. Olszewski indicated that he would be contacting his architect and have him make the needed changes.

Next the storage building complex was discussed. Mattice discussed a couple concepts: 1) Commercial-You Store It Facility; 2) Less Formal- Individual Pole Buildings. He read a letter from Jim Grey concerning the different plans that have been sketched. Lewis expressed his concerns on the concepts, but indicated that he would be in favor of a condo type compromise, where there could be both dividually owned and commercial storage buildings. Mattice addressed concerns with the condo type project regarding snow removal, area security, fire protection, etc. Further action was tabled to the next meeting. It was moved by Faher, supported by Linke, that the secretary notify Gray to stop further work on the project until a decision is made on the direction we want to go. Motion Carried.

Next the Site Plan Review Ordinance Amendment was addressed. Johnson indicated

that all members should have received of the ordinance, along with a copy of a DDA proposed Historical Overlay District amendment for their study. Schindler suggested that both be put to a public hearing at the same time. It was moved by Faher, supported by Yoder, that both amendments be set for public hearing. Motion Carried. The secretary was directed to draft the notices and set the hearing date.

Next Lakeview Dunes Project was discussed. Johnson gave a brief report on a discussion he had with the City Manager regarding the project. Further action was tabled until next meeting.

Next Northshore Project was discussed. Tex Collins commented on the City Council's actions. Faher felt that the new developers had their presentation poorly prepared. However, the concensus of the members was that before any approvals are given by the planning commission, new site plans will need to be submitted for review and approval.

Next the Master Plan was discussed. Johnson gave a report on items discussed at a work session which was held at Jim Gray's office on August 21st. In attendance at that work session were Johnson, Faher and Slawinski. Items discussed were: 1) land use map was finished with copies available for members; 2) Update on the Ramsdell Theater renovation; 3) request from Gray for our assistance in obtaining written confirmation of an agreement arrived at with Bob Lewis and John Della Pia for additional funds to complete the master, which would be payable after the completion of the project.

Following was an indepth discussion of the additional compensation. Tex Collins said he would be in favor paying the extra money, getting the finished product and being done with it. Faher indicated that he did some checking with other towns that had master plans completed. He said Tecumseh had a plan done by a long established planning firm for about \$30,000. Averages indicated at last fall's planning commission training seminar were \$20 to 30,000. Also, in as much as the DDA plan is also part of the Master Plan, Gray will have been paid in excess of \$40,000 for the project which is not done yet. He felt that Grey has been paid enough and that we should consider sending a letter to the city council and manager indicating that enough has been spent.

It was then moved by Laskey, supported by Yoder, that a letter be sent to the Manistee City Council, City Manager and City Attorney recommending that: It is the recommendation of the Manistee City Planning Commission that Jim Grey receive no additional funds for the preparation of the Master Plan. The 'additional' work that he did for the commission, were for the most part items that were being addressed in the master plan. Motion Carried.

Johnson reminded members of the M.S.P.O. Confernece at Boyne Mountain on October 2-4th and that reservations should be made soon.

No reports were given on the Zoning Board of Appeals and the Site Plan Review Committee.

Next a request was read from Louis & Mary Schaap for the purchase of the 15 foot, city owned, river frontage in front of their property, that being lots 20, 21 & 22 of the subdivision of Block 1 of Clara Marsh's addition.

Manistee City Planning Commission  
Meeting Minutes  
September 4, 1986  
Page 4

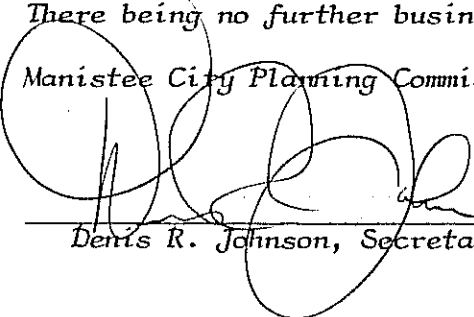
In the insuing discussion, it was felt that it was not in the city's best interest to sell the property in question. This was in light of the fact that there is a grant application being processed which may involve the property in question.

It was moved by Swain, supported by Joder, that we recommend to the City Council that the request from Louis & Mary Schaap to purchase the river frontage be denied. Motion Carried.

Swain asked about which member's appointments to the commission would be expiring next month. Johnson reported that terms expiring were J. Swain, T. Slawinski and Wayne Linke. He indicated that he would ask the city clerk to publish the vacancies this month, so that letters of application can be submitted to the council before October.

There being no further business, the meeting adjourned at 10:20 P.M.

Manistee City Planning Commission



---

Denis R. Johnson, Secretary